



RENTAL UNITS

Environmental Health Services Division

Frequently Asked Questions

What housing or residential area issues can you address?

We have a Board of Health (BOH) Housing Regulation. It applies to all residential areas in Davis County and addresses:

Water Hygiene and Sanitation

Potable Water Supply
Plumbing System
Plumbing Fixtures, including Hot Water
Wastewater Discharges
Flooding

Minimum Dwelling Standards

Indoor Air Quality – Quantifiable Nuisances
Heating
Unit Enclosure Integrity

Finish Surfaces, including Water Intrusion
Lead Based Paint

Hazard and Nuisance Abatement

Hazardous Gases and Materials
Infestations, including Harborage Issues
Nuisance Odors (see FAQ)
Stagnant Water
Natural Disaster Clean-up
Vacant Units

Solid Waste Control: Domestic Animals

For other rental issues not addressed by our BOH Housing regulation contact the responsible entity:

Issue	Responsible Entity
Discrimination	Utah Labor Commission, Fair Housing Program 801.530.6800
Electrical Issues Malfunctions, Exposed Wires, Electrocutions, Damaged Electrical Fixtures, etc.	Local Building Official or Code Enforcement Officer
Structural Safety Issues	Local Building Official or Code Enforcement Officer

Before I sign a rental lease agreement should I inspect the unit and take pictures?

Yes.

Who is responsible for what in my rental unit?

Our BOH Housing regulation has specific requirements for rental units.

Tenants

Tenants are expected to keep clean and sanitary all parts of the premises they control or utilize. They are expected to remove any mold and biologic growth on the finish surfaces, i.e. “from the paint out”, inside their unit. If the finish surface has become damaged beyond reasonable cleanability or not appropriate to the use, they should notify their landlord. If the landlord does not address the finish surface, we may do an inspection.

Owners

Owners are responsible for overseeing the maintenance of commons areas. They are directly responsible for maintaining: access to dwellings; water hygiene and sanitation; and, minimum dwelling standards.

What if my landlord won't fix something?

You should notify your landlord in writing and keep a copy for your records. If no action has been taken after a reasonable time, contact our office and we may do an inspection.

Physical Address

22 South State Street
Clearfield, Utah 84015

Mailing Address

P. O. Box 618
Farmington, Utah 84025

Phone Numbers

801-525-5128
Fax: 801-525-5119

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What is a reasonable time for my landlord to fix something?

Issue	Time Frame
No Hot or Cold Water	Within 24 Hours
Raw Sewage	Within 24 Hours
No Working Toilets	Within 24 Hours
Flooding – Major	Within 24 Hours
Indoor Air Quality – CO, Pesticides, Other Hazards	Within 24 Hours (Emergency Response may be warranted)
No Heat – During Seasonal Cold Weather	Within 24 Hours
Water Leaks or Flooding Minor	Within 72 hours
Temporary Heating Provided by Owner	Up to 30 Days
All Other Violations	Typically 30 Days

If my landlord hasn't fixed something, should I withhold my rent?

You should seek legal counsel before you withhold rent.

How do I get out of my lease?

You should seek legal counsel.

What if my landlord evicts me?

Call 211. This is a United Way funded organization that may be able to provide temporary housing.

What services do you provide?

We may do an inspection and provide documentation of findings or conditions in a unit limited by our available equipment and training. See the Housing FAQ for a list of our equipment.

Our right of entry is dependent on the consent of the owner, occupant, or a warrant issued by a court of competent jurisdiction. The services we may provide are typically dependent on and biased towards whomever allows us entry into a unit.

What other resources are available?

Entity	Resource or Reference
Professional Specialists	Industrial Hygienists, Mold Specialists, etc.
Utah Legal Services	The New Renter's Handbook http://www.utahlegalservices.org/public/self-help-webpages/utah-renters-handbook <i>Damage to Rental Unit, Watch Out (landlord traps for unwary tenants), Breaking the Lease, Eviction</i>
US Dept HUD	Tenant Rights, Laws, and Protections: Utah http://www.hud.gov/local/ut/renting/tenantrights.cfm
HAFB	Boyer Hill Military Housing 801.784.5600
Utah Fit Premises Act	http://le.utah.gov/UtahCode/section.jsp?code=57-22
Issue	Resource
Housing	See the Housing FAQ

Administrative

Code it under 2324 HOUS Support and log a HOUS Consultation (#68).